

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

APRIL 21, 2009

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 21, 2009, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and the Downtown Official Development Plan.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Councillor Heather Deal
Councillor Andrea Reimer (Civic Business)

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the Zoning and Development By-law and the Downtown Official Development Plan.

CARRIED UNANIMOUSLY

1. TEXT AMENDMENT: Metro Core Jobs and Economy Land Use Plan - Downtown Policies

An application by the Director of Planning was considered as follows:

Summary: To amend the Downtown Official Development Plan (DODP) and HA-3 (Yaletown Historic Area) District Schedule to accommodate future job space in the Downtown, and to maintain the commercial mix of historic Yaletown.

The Director of Planning, in consultation with the General Manager of Engineering Services, recommended approval, subject to the conditions as set out in the Agenda of the Public Hearing.

Also before Council was a memorandum dated April 20, 2009, from Kevin McNaney, Senior Central Area Planner, submitting the following additional recommendation for consideration:

- D. THAT the "DODP Rezoning Policy: Central Business District and CBD Shoulder", set out in Appendix C to Policy Report: "*Metro Core Jobs and Economy Land Use Plan - Part One: Proposed Downtown Policies*", dated October 16, 2008, be amended by adding the bold italicized text to the following section:

- 5.2(c) The site is contiguous and does not span roads or lanes. *Where Engineering Services is prepared to consider the closure and/or relocation of a lane, site assembly may occur across an existing lane.*

Staff Opening Comments

Brent Toderian, Director of Planning, and Kevin McNaney, Senior Planner, Central Area Planning, provided an overview of the application, and along with Trish French, Assistant Director, Current Planning, and Lon LaClaire, Strategic Transportation Planning Engineer, Engineering Services, responded to questions from Council.

Summary of Correspondence

Council received the following correspondence since the date the application was referred to Public Hearing:

- One letter requesting Council defer making a decision;
- One letter generally in support, but expressing concerns with proposed Office Conversion Policy.

Speakers

The Mayor called for speakers for and against the application.

The following speakers provided comments on aspects of the Metro Core Jobs and Economy Land Use Plan - Downtown Policies, particularly on mixed use developments:

Bob Laurie, Vancouver Board of Trade, and Fair Tax Coalition
Bernie Magnan, Vancouver Board of Trade
Michael Geller
Jocelyn Legal, National Association of Industrial and Office Properties (NAIOP)

Reza Sherkat
Svetlana Korkuczanska
Chuck Brook
Akbar Sherkat

Anne Bancroft-Jones, representing Delta Land Development, requested confirmation the new land use plan will not affect the company's rezoning.

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During the hearing of speakers, it was

MOVED by Councillor Cadman

THAT the Public Hearing be extended until 11:00 p.m. to complete the hearing of speakers.

CARRIED UNANIMOUSLY

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Council Decision

MOVED by Councillor Louie

THAT the staff summation and Council's discussion and decision on the application by the Director of Planning to amend the Downtown Official Development Plan (DODP) and HA-3 (Yaletown Historic Area) District Schedule to accommodate future job space in the Downtown, and to maintain the commercial mix of historic Yaletown, be referred to the Regular Council meeting on Tuesday, May 5, 2009, as Unfinished Business.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Jang
SECONDED by Councillor Cadman

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

The Special Council adjourned at 10:27 p.m.

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